



Monterey Library  
Community Room  
625 Pacific Street  
Monterey, California

## Zoning Administrator ANNOTATED AGENDA

Regular Meeting  
August 13, 2009  
4:00 PM

Zoning Administrator

Todd Bennett  
Senior Associate Planner

### CALL TO ORDER

Senior Associate Planner Bennett called the meeting to order at 4:26 PM.

### PUBLIC COMMENT

PUBLIC COMMENTS allows the public to speak for a maximum of three minutes on any subject which is not on the agenda. Any person or group desiring to bring an item to the attention of the Zoning Administrator may do so by addressing the Administrator during Public Comments or by addressing a letter of explanation to: Planning, Engineering, and Environmental Compliance Division, City Hall, Monterey CA 93940. The appropriate staff person will contact the sender concerning the details.

No public comments were received.

### PUBLIC HEARINGS

PUBLIC HEARINGS are held to receive public comment on certain items pending Zoning Administrator action. You are welcome to offer your comments after being recognized by the Administrator. The Administrator may limit the time allocated to each speaker. Project representative is required.

1. **426 and 432 Alvarado Street; Permit Extension 09-130 for Lot Line Adjustment and Variance 07-165; Applicant Stephanie Chrietzberg for Monterey County Bank; C-2 Zoning District; Exempt from CEQA Requirements. (Continued to August 27, 2009).**

Request Extension for Permit 07-165 for a Lot Line Adjustment and Variance. The project will revise the boundary on the Calle Principal side of the properties located at 426 and 432 Alvarado Street. The intent is to replace an angled property line with a rectangular alignment. A Variance is required because the smaller parcel, which is substandard in area, will be reduced in area by 90 square feet

2. **134 Monte Vista Drive; Minor Variance 09-137; Applicant Susan J. Bailey; Owner Rob and Kim Jimenez; R-1-8 Zoning District; Exempt from CEQA Requirements.**

Proposal to construct a two-car garage to replace a converted two-car garage. Project requires variances for front yard setback (20' - 0" standard, 15' - 0" proposed), and for height (12' - 0" standard, 14' - 3" proposed).

**Action: Approved application with the following Standard and Special Circumstance Findings:** 1. That because of special circumstances or conditions applicable to the subject property, including location of the existing dwelling, location of mature, healthy native trees and shrubs that prevent the development of a

replacement garage outside of required setback areas without the removal of one or more trees and shrubs, and the construction of a new driveway which would require removal of shrubs and would negatively impact the health of a mature oak tree by requiring driveway grading, root removal and pavement within the tree's root zone, and because the adjacent property to the south has a garage with an approximate front yard setback of 16' – 0" and the garage across the street has an approximate setback of 15' – 9", strict application of the requirements of this ordinance deprive such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification. 2. That granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare. 3. That granting the application is consistent with the purposes of this ordinance and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district.

**Standard and Special Conditions of Approval:** 1. That the variance is approved as shown on the July 7, 2009 site plan, floor plan, and elevations and described in the letter dated July 8, 2009. 2. That all development on the project property shall be constructed and thereafter maintained in accordance with the conditions of this permit. 3. That prior to submittal of a building permit an application for Architectural Review Committee (ARC) review and approval shall be submitted and approved. 4. The applicant shall comply with all the requirements of the Permit and Inspection Services Division. 5. This project is subject to the categorical water allocation program approved by the City Council. The applicant will proceed at his own risk that water may not be available at the time he requests building permits. No building permits will be issued if water is not available to this project. 6. This permit shall become null and void if not exercised or extended within twenty-four (24) months of the date of granting by the Zoning Administrator. It is the applicant's responsibility to track the 24-month expiration date. No renewal notice will be sent to the applicant.

**ADJOURNMENT:** The meeting was adjourned at 4:36 PM

**ZONING ADMINISTRATOR:** \_\_\_\_\_

**Senior Associate Planner Todd Bennett**